



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

December 5, 2023

PED23216 – (ZAC-22-066)

Application for a Zoning By-law Amendment for Lands Located at
81 and 87 Rymal Road East, Hamilton.

Presented by: Jennifer Catarino

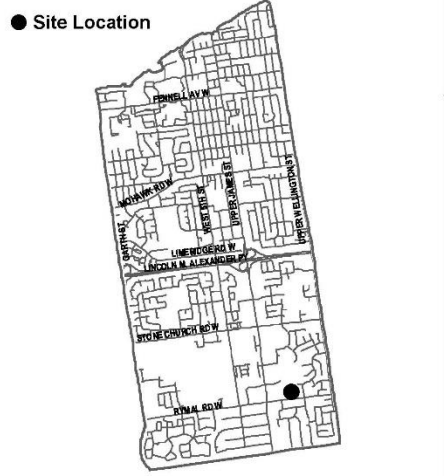
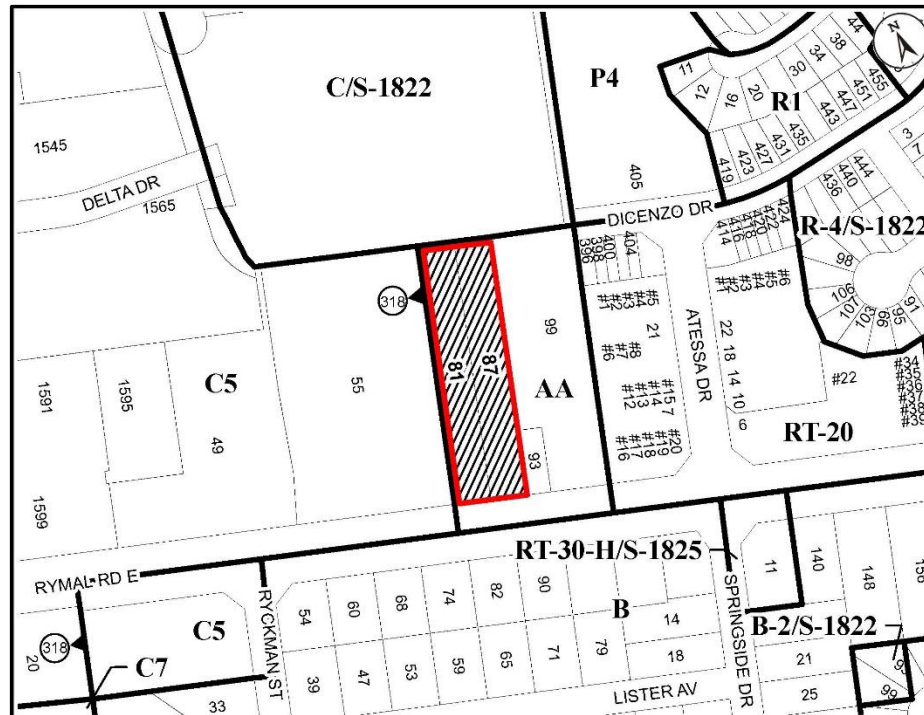


SUBJECT PROPERTY



81 & 87 Rymal Road East, Hamilton






Key Map - Ward 8

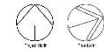
Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-22-066	Date: August 4, 2023
Appendix "A"	Scale: N.T.S
	Planner/Technician: AB/VS

Subject Property
81 & 87 Rymal Road East

 Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Multiple Residential (TOC3, 874, H162) Zone



AMENITY / COMMERCIAL / RETAIL DATA			
DATA	PROVIDED	REQUIRED	AREA RANGE
COMMERCIAL RETAIL AREA (sq ft)	N/A		
AMENITY AREA (sq ft)	12,443 sq ft (279 sq m)		
REQUIREMENTS			
12 (450 sq ft) @ 417 sq ft/unit = 5005			
78 (450 sq ft) @ 617 sq ft/unit = 47726			
70 (450 sq ft) @ 317 sq ft/unit = 22190			
TOWNHOUSE AMENITY AREA (sq ft)	2,747 sq ft (255 sq m)		
OUTDOOR AMENITY AREA (sq ft)	11,228 sq ft (1034 sq m)		

UNIT BREAKDOWN			
DATA	AMOUNT	%	AREA RANGE
STUDIO	2	5.5%	414 sq ft - 526 sq ft
1 BED	111	50.5%	418 sq ft - 571 sq ft
1 BED - 2	77	35.3%	387 sq ft - 745 sq ft
2 BED	4	3.0%	722 sq ft - 739 sq ft
2 BED - 2	8	3.6%	841 sq ft - 1143 sq ft
3 BED	3	4.0%	1107 sq ft - 1932 sq ft (3 bedrooms)
TOWNHOUSE	2		
TOTAL	220	100%	

BUILDING DATA (Apartment & townhouses)	
DATA	PROVIDED
TOTAL DENSITY (sq ft of units)	220 total units
APARTMENT DATA	
TOTAL DENSITY (sq ft of units)	110 apartment units
GROSS CONSTRUCTION FLOOR AREA (incl. 3 townhouses)	235,224 sq ft (21,822 sq m)
TOWN/FOOTPRINT	N/A
CROSS FLOOR AREA (incl. 3 townhouses)	165,448 sq ft (15,342 sq m)
UNDERGROUND PARKING AREA	50 sq ft (4.6 sq m)
GROSS CONSTRUCTION FLOOR AREA (sq ft)	234,504 sq ft (21,845 sq m)
INCLUDING UNDERGROUND EXCLUDING TOWNHOUSES & MCH. TH.	(N/C) UNDER PARK/P.
TOWNHOUSES DATA	
TOTAL DENSITY (sq ft of units)	10 townhouse units
GROSS CONSTRUCTION FLOOR AREA (sq ft)	1,025 sq ft
BUILDING AREA (incl. 3 Apartments)	6,546 sq ft (602 sq m)
GROSS CONSTRUCTION FLOOR AREA (sq ft)	6,028 sq ft (558 sq m)
INCLUDING UNDERGROUND EXCLUDING TOWNHOUSES & MCH. TH.	(N/C) UNDER PARK/P.
GROSS CONSTRUCTION FLOOR AREA (sq ft)	18,138 sq ft (1,685 sq m)
NUMBER OF STOREYS	3
NUMBER OF BUILDINGS	2
BUILDING HEIGHT FROM AVERAGE GRADE (m)	10 TOWNHOUSE A - 11.00 m TOWNHOUSE B - 11.00 m

SITE DATA	
DATA	PROVIDED
81 & 87 RYMAL RD, HAMILTON	
LOI AREA (sq ft) (Level 1 - 0th Floor)	
Building setback from street line (incl. Front Road)	4.8 m - APARTMENT
INTERIOR SIDE YARD (Level 1)	8.1 m - APARTMENT
INTERIOR SIDE YARD (Level 1)	3.0 m - TOWNHOUSES
REAR YARD (sq ft)	16.1 m - APARTMENT
REAR YARD (sq ft)	3.0 m - TOWNHOUSES
REAR YARD (sq ft)	4.8 m - TOWNHOUSES

LANDSCAPE DATA			
DATA	REQUIRED	PROVIDED	
LANDSCAPE AREA (sq ft)		21,843 sq ft (2,039 sq m)	27.8%
VEHICLE PARKING DATA			
DATA	REQUIRED	PROVIDED	
PARKING NEARBY	154	157	
PARKING BREAKDOWN			
63 (140 sq ft) @ 0.5 Suite = 25	SURFACE = 11		
4 (150 sq ft) @ 0.5 Suite = 18	LEVEL P1 = 73		
26 (150 sq ft) @ 0.5 Suite = 31	LEVEL P2 = 73		
78 (150 sq ft) @ 1 Suite = 78			
10 (150 sq ft) @ 1 Suite = 10			
BARICER FREE PARKING			
3 (150 sq ft) @ 0.5 Suite = 3	10 (sq ft @ 150 sq ft)		
ESTER VEHICLE PARKING			
	154	157	
BICYCLE PARKING DATA			
DATA	REQUIRED	PROVIDED	
BIKE STORAGE	15	24	
LONG TERM	0.5 MIN (110)	125	
TOTAL	TRD		

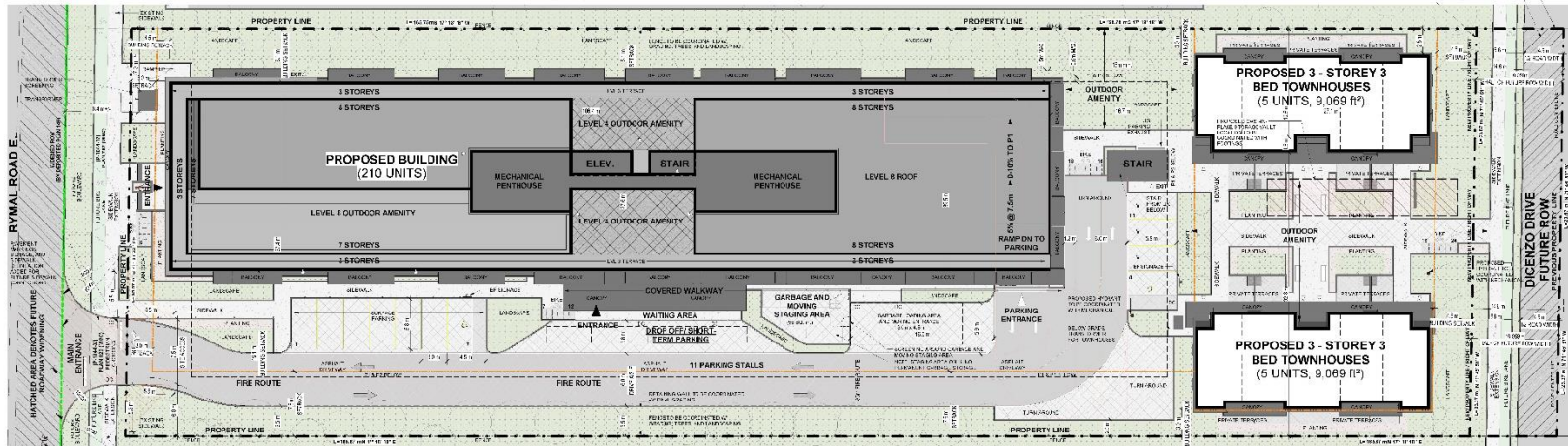


2 SITE PLAN

NOTE: REFER TO LANDSCAPE AND TREE PROTECTION PLANS FOR LANDSCAPING, REMOVALS, PLANTINGS, AND TREE PROTECTION DETAILS

POTENTIAL UNIT BREAKDOWN (200sqm sq ft @ L1 L3 TO G/F level only)			
DATA	AMOUNT	%	AREA RANGE
STUDIO	7	5.9%	414 sq ft - 526 sq ft
1 BED	99	47.9%	440 sq ft - 677 sq ft
1 BED - 2	59	32.2%	387 sq ft - 745 sq ft
2 BED	6	3.0%	722 sq ft - 739 sq ft
2 BED - 2	3	1.5%	841 sq ft - 1143 sq ft
3 BED	4	2.0%	1,070 sq ft - 1,932 sq ft
1 TOWNHOUSE	1	0.5%	776 sq ft - 1,932 sq ft (3 bedrooms)
TOTAL	266	100%	

EXISTING PROPERTY



1 SITE PLAN

EXISTING PROPERTY

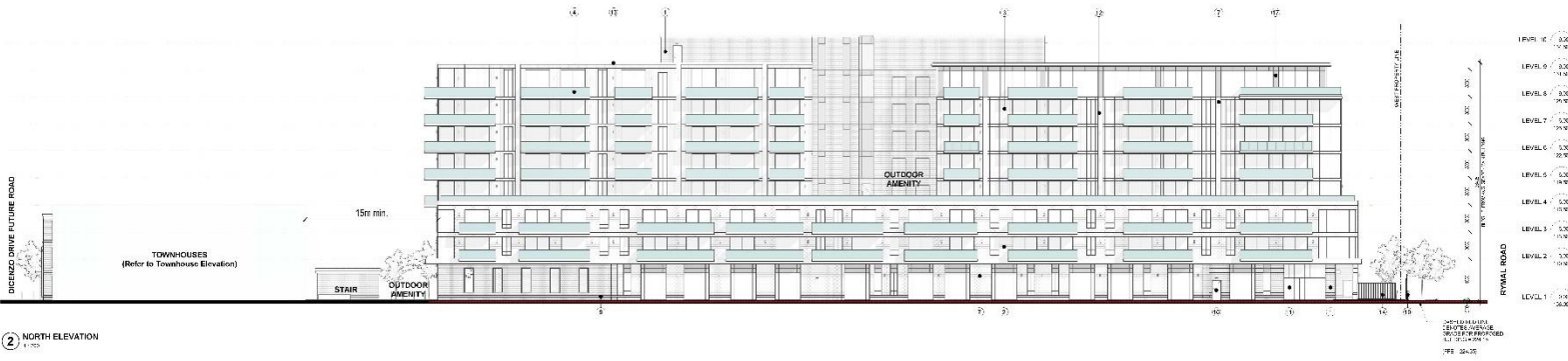
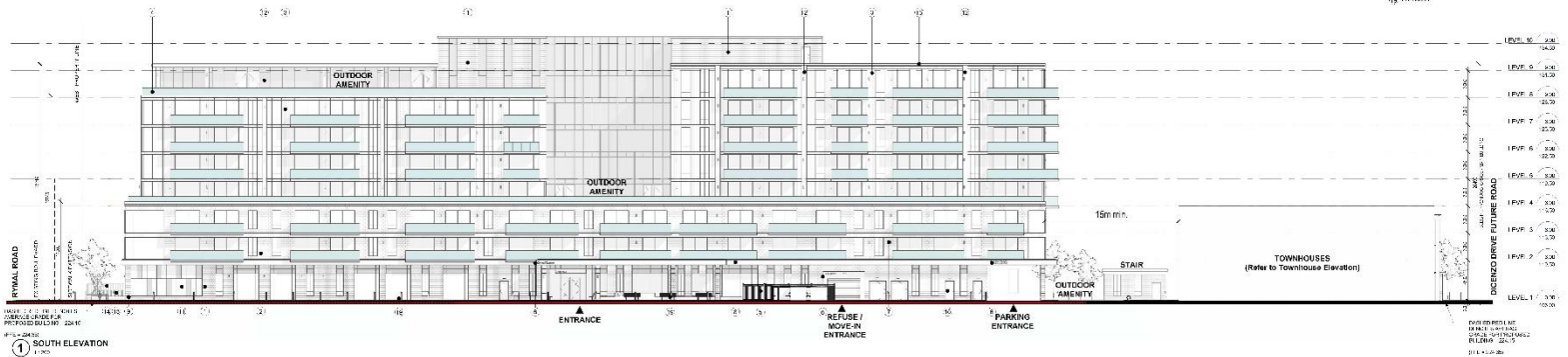
SITE PLAN
81 & 87 RYMAL RD, HAMILTON

21001
2023-03-14
SRM
SRM GROUP

Appendix "D" to Report PED23216
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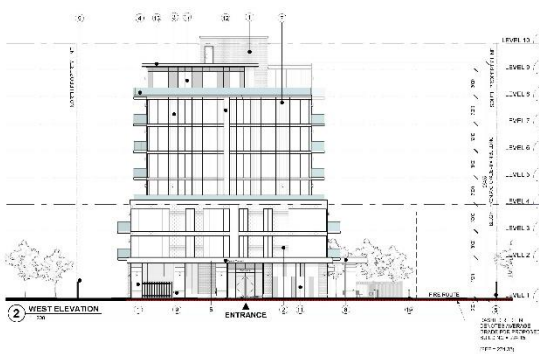
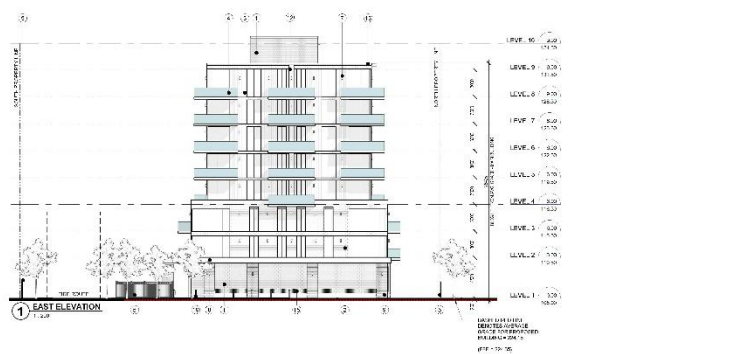
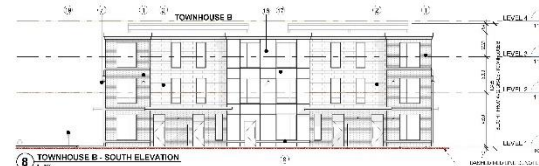
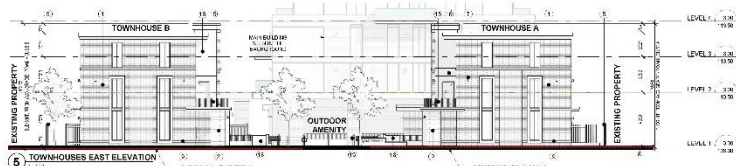
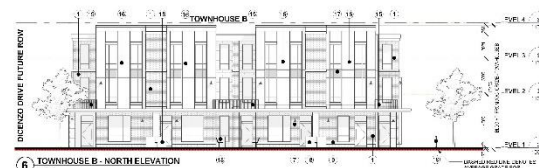
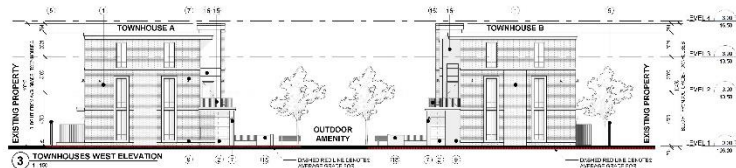
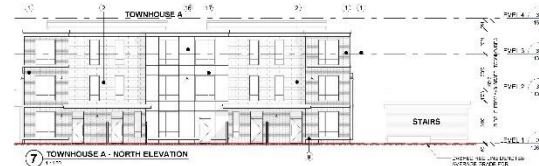
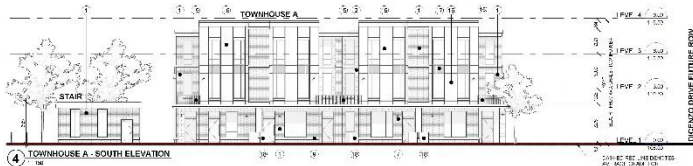
MATERIALS LEGEND

- (1) BRICK CONCRETE CLADDING
- (2) BRICK PANELS ON CONCRETE STRUCTURE
- (3) POLYMER CONCRETE CLADDING
- (4) BRICK CONCRETE CLADDING
- (5) BRICK CONCRETE CLADDING
- (6) BRICK CONCRETE CLADDING
- (7) BRICK CONCRETE CLADDING
- (8) BRICK CONCRETE CLADDING
- (9) BRICK CONCRETE CLADDING
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- (14) BRICK CONCRETE CLADDING
- (15) BRICK CONCRETE CLADDING
- (16) BRICK CONCRETE CLADDING
- (17) BRICK CONCRETE CLADDING
- (18) BRICK CONCRETE CLADDING



ELEVATIONS - NORTH & SOUTH
81 & 87 RYMAL RD, HAMILTON

21001
2023-03-14
SRM
SPECIALIZED RESEARCH & MANAGEMENT



MATERIALS LEGEND

1. BRICK WALL (REF. 104-1)
2. BRICK FACED CONCRETE BLOCK (REF. 104-1)
3. BRICK FACED CONCRETE BLOCK (REF. 104-1)
4. ASPHALT (REF. 104-1)
5. FINISH TERRAZZO
6. FINISH
7. FINISH
8. FINISH
9. FINISH
10. FINISH
11. FINISH
12. FINISH
13. FINISH
14. FINISH
15. FINISH
16. FINISH
17. FINISH
18. FINISH

ELEVATIONS - EAST & WEST, TOWNHOUSE
81 & 87 RYMAL RD, HAMILTON



81 & 87 Rymal Road East



81 Rymal Road East - rear of property looking north



87 Rymal Road East - rear of property looking east



DiCenzo Drive dead end - looking west



DiCenzo Drive extension - looking west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE